

City of Mountain View

2005 CAPER Report

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Consolidated Annual Performance and Evaluation Report (CAPER)
Fiscal Year 2005

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CITY OF MOUNTAIN VIEW

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR 2005

I. DESCRIPTION OF CAPER REPORT

The City of Mountain View's 2005 Consolidated Annual Performance and Evaluation Report (CAPER) describes the City's low income housing and community development activities carried out during Fiscal Year 2005-06 (July 1, 2005 – June 30, 2006), the funds made available and the number of low income households who were assisted. The CAPER also evaluates the City's overall progress in carrying out priority projects identified in the Five Year Strategic Plan* and the Annual Action Plan*.

II. SUMMARY OF ACCOMPLISHMENTS

The City of Mountain View had anticipated having available \$785,762 in new CDBG funds and \$462,055 in new HOME funds plus \$739,245 in unbudgeted/reprogrammed CDBG and HOME funds for housing, homeless and community development activities. The anticipated level of funding was received and was used to carry out the projects detailed in the City's Fiscal Year 2005 Action Plan.

Fiscal Year 2005 is the first report year under the City's 2005-2010 Consolidated Plan. In Fiscal Year 2005 the City's major accomplishments were the following:

- Construction of the efficiency studios project, which started in September 2004, was completed and the project was ready for occupancy April 1, 2006. This project provides 118 efficiency studio units (with full kitchen and bathroom) for very low income persons earning 15 -45 percent of the area median income.
- Construction of the New Central Park Apartments, which will involve development of 104 new rental units for very low income seniors, will be starting up in January 2007. The project has all its planning approvals and funding in place and is ready to start construction. The units are expected to be ready for occupancy around September 2008.

*The Strategic Plan is part of the City's Consolidated Plan (CP), which is a five year (2005-2010) comprehensive planning document that identifies the City's overall needs for affordable and supportive housing as well as non-housing community development needs. The Strategic Plan outlines a five-year strategy for use of available resources to meet the identified needs. The annual Action Plan outlines a one-year plan for addressing the goals in the Strategic Plan.

- The CDBG funded design phase of Devonshire Park was completed in February 2006. A contractor has been selected and construction of the park is now underway. The park is expected to be completed December 2006. This park will address the recreational needs in an underserved low-income neighborhood.
- The replacement of the playground equipment at Klein was completed June 2006. Replacement of the playground equipment was necessary in order to address safety and accessibility issues. Klein Park is located in a high density low income neighborhood.
- A number of Fair Housing educational and outreach activities (over 10) were carried out, including a landlord workshop that was attended by more than 50 people and a workshop for persons that are part of homeowner associations.
- The City Council completed a year long review of different housing programs and projects that could be carried out with about \$48 million in local housing funds that the City is expected to have over the next five years. The City Council adopted a number of priority housing projects which will be pursued in the future.
- 18 home repair/home access projects were completed (10 of which involved accessibility work) through the City's Minor Home Repair Program operated by Economic and Social Opportunities.
- 6 Mortgage Credit Certificates were issued in Mountain View, 2 of which went to low-income first time homebuyers.
- Emergency shelter and services continued to be provided to Mountain View homeless persons. 7,972 shelter days were provided to homeless persons and 4,756 persons were provided a variety of emergency assistance services to prevent them from becoming homeless.
- 559 low-income seniors were provided case management, food, free legal services and other assistance as needed in order to continue living independently and on their limited incomes.
- After a number of delays due to staffing changes at the agency and having to redo the contractor procurement process due to compliance issues, the rehabilitation of the transitional house at 813 Alice Avenue is back on track. A contractor has been selected and all the rehabilitation work has been consolidated into one contract. Work is expected to start up in October 2006 and be completed by December 2006.

Table 1 (attached), FY 2005-06 Objectives and Outcomes, provides a summary of the Fiscal Year 2005 objectives and accomplishments as well as the five-year objectives in the Consolidated Plan.

Table 1

FY 2005-06 Objectives and Outcomes

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators*</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|--------------------------|---|------------------------|--------------------------------|--|--|-----------------------|-------------------------|
| HOMELESS STRATEGY | | | | | | | |
| HS-1 | Work with County Collaborative to carry out regional projects and programs to address the needs of homeless persons and families. Participate in one regional project that will benefit the homeless. | CDBG | SLE & AA | <i>No outcome identified for FY 2005-06.</i> | | | |
| 5 Year Goal | | | | | | | |
| HS-2 | Provide short term shelter to MV homeless persons. Provide shelter to 50 homeless each year. | CDBG | SLE & AA | 2005-06 | 50 homeless | 129 | 100% |
| 5 Year Goal | | | | | | | |
| HS-3 | Fund case management services for the homeless through CSA's Alpha Omega Program and assist homeless to find employment and stable housing. 10 homeless persons to move to transitional housing. | CDBG | SLE & AA | 2005-06 | 2 homeless to receive case management and find employment and transitional housing | 7 | 100% |
| 5 Year Goal | | | | | | | |
| HS-4 | Continue to operate the Graduate House and provide transitional housing to homeless persons. 5 homeless persons to move to permanent housing | CDBG | DH & AA | 2005-06 | 1 homeless person to move to permanent housing and end the cycle of homelessness. | 1 | 100% |
| 5 Year Goal | | | | | | | |

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|-----------------------------|---|------------------------|-------------------------------|-------------|---|--|-------------------------|
| HS-5 | Rehabilitate the Graduate House at 813 Alice, which provides 24 months of transitional housing for the homeless. Complete the rehabilitation of the Graduate House. | CDBG | DH & AA | 2005-06 | Rehabilitation to be completed by June 2006. 5 homeless to be provided 24 months of transitional housing. | Project still underway | 30% |
| 5 Year Goal | | | | | | | |
| Explanation | This project is behind schedule due to City concerns over the selection process used by the agency to select contractors for the work. As a result, the City required that the agency rebid the project and consolidate all the work into one contract. The contractor selection process has been completed, a contractor has been selected and the rehabilitation work is expected to be completed by December 2006. | | | | | | |
| Re FY 2005-06 project delay | | | | | | | |
| SPECIAL NEEDS | | | | | | | |
| HS-1 | Support Emergency Assistance programs that prevent low income persons from becoming homeless. | CDBG | SLE & AA | 2005-06 | 3,500 people to be provided emergency assistance to prevent them from becoming homeless. | 4,756 | 100% |
| 5 Year Goal | Assist 3,500 people each year with emergency assistance to prevent homelessness. | | | | | | |
| HS-2 | Support emergency rent assistance programs to prevent low income persons from losing their homes and becoming homeless. | Local Housing funds | DH & S | 2005-06 | Establish an emergency rent assistance program to prevent homelessness. | \$36,000 in Below Market Rate Housing funds awarded for FY 2006-07 | 100% |
| 5 Year Goal | Establish a rental assistance program if feasible. | | | | | | |

FY 2005-06 Objectives and Outcomes (Page 3 of 8)

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|-----------------------------|--|---------------------------------|-------------------------------|-------------|--|--|-------------------------|
| HS-3 | Support the Home Access Program to assist low income persons with disabilities to make their homes accessible. 25 homes to be made accessible so residents can continue to live in their homes | CDBG | DH & AA | 2005-06 | 5 housing units to be made accessible so residents can continue to live in their homes. | 10 housing units made accessible for their residents. | 100% |
| 5 Year Goal | | | | | | | |
| HOUSING STRATEGY | | | | | | | |
| RENTAL: | | | | | | | |
| HS-1 | Complete construction of a 120 unit efficiency studio development for very low income 1 and 2 person households 120 unit efficiency studio development to be completed. | CDBG & HOME & Housing Set-Aside | DH & AFF | 2005-06 | 118 efficiency studios for persons at 15-45% of median income to be occupied by June 2006. | Project was ready for occupancy April 1, 2006. 118 studios plus 2 manager units created. | 100% |
| 5 Year Goal | | | | | | | |
| HS-2 | Complete rehabilitation of the Sierra Vista I Apartments to maintain Housing Quality Standards and extend the useful life of the apartments. 20 family apartments to be rehabilitated | CDBG | DH & AFF | 2005-06 | 20 family apartments to be rehabilitated by June 30, 2006. | Project is underway | 20% |
| 5 Year Goal | | | | | | | |
| Explanation | This project is behind schedule due to staffing changes at the agency. In addition, there was a significant delay early on in obtaining a copy of the HUD lead based paint inspection report. This report was needed in order to prevent having to do a new lead paint inspection of the units. A Request for Proposals process is currently underway to select a contractor for the work. The rehabilitation work is expected to be completed by December 2006. | | | | | | |
| Re FY 2005-06 Project Delay | | | | | | | |

FY 2005-06 Objectives and Outcomes (Page 4 of 8)

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|-------------------------|--|--|-------------------------------|-------------|---|---|-------------------------|
| HS-3 | Encourage the development of rental housing for very low income families, especially large families. | CDBG | DH & AFF | | <i>No outcome identified for FY 2005-06.</i> | | |
| 5 Year Goal | 150 new family rental units to be developed. | | | | | | |
| HS-4 | Encourage the development of new senior rental housing. | CDBG/ HOME/ Housing Set-Aside | DH & AFF | 2005-06 | Work on development of 100 new senior units ready to start construction at New Central Park Apartments in January 2007. | Project is ready to start construction in January 2007. | 25% |
| 5 Year Goal | 100 new senior rental units to be developed. | | | | | | |
| HS-5 | Explore opportunities to acquire, rehabilitate and convert existing housing to affordable housing. | CDBG/ HOME | DH & AFF | | <i>No outcome identified for FY 2005-06.</i> | | |
| 5 Year Goal | 50 units to be acquired, rehabilitated and converted to affordable housing. | | | | | | |
| HS-6 | Preserve existing affordable rental housing by addressing rehabilitation needs. | CDBG/ HOME | DH & AFF | | <i>No outcome identified for FY 2005-06.</i> | | |
| 5 Year Goal | 30 units minimum to be rehabilitated | | | | | | |
| HS-7 | Whenever possible, spend at least half of the CDBG/HOME funds to address low income, homeless and special needs housing needs. | CDBG/ HOME | Not Applicable | | All available CDBG and HOME funds allocated to housing projects. | All available funds used for housing projects | 100% |
| 5 Year Goal | \$2.9 million to be allocated to affordable housing over 5 years. | | | | | | |

FY 2005-06 Objectives and Outcomes (Page 5 of 8)

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|-------------------------|--|------------------------|-------------------------------|-------------|--|--|-------------------------|
| HS-8 | Work on regional approaches to provide affordable housing for persons with disabilities, victims of domestic violence, homeless, etc. 50 housing units to be developed for special needs groups | CDBG/ HOME | DH & AFF | 2005-06 | The New Central Park Apts. will provide 35 units for seniors with disabilities | New Central Park Apts. will include 35 units for seniors with disabilities. Construction to start 1/07 | 25% |
| 5 Year Goal | | | | | | | |
| HS-7 | Fund a Home Repair Program to maintain homes in good condition and maintain Housing Quality Standards for low income homeowners 50 housing units to be repaired | CDBG/ HOME | DH & AA | 2005-06 | 10 housing units to be repaired | 11 housing units repaired | 100% |
| 5 Year Goal | | | | | | | |
| HS-8 | Maintain and distribute information regarding first time homebuyer programs 10 new low and moderate income households to become first time homebuyers (25% of these to be minority households) | CDBG/ HOME | DH & AA | 2005-06 | Develop brochure and distribute to areas with concentration of minority households | 200 brochures distributed; 6 new first time homebuyers, 33% minority | 100% |
| 5 Year Goal | | | | | | | |
| HS-9 | Use CDBG/HOME funds for first time homebuyer programs, including self-help or sweat equity programs. 5 new low income households (25% minority households) to become first time homebuyers should an appropriate program be developed. | CDBG/ HOME | Not Applicable | 2005-06 | Work on development of an affordable housing strategy and explore potential of funding a first time homebuyer program. | Affordable Housing Strategy completed. Council expressed interest in a sweat equity ownership program, which staff will be working to develop. | 100% |
| 5 Year Goal | | | | | | | |

FY 2005-06 Objectives and Outcomes (Page 6 of 8)

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|---|---|----------------------------|-----------------------------------|-------------|--|---|-----------------------------|
| COMMUNITY DEVELOPMENT | | | | | | | |
| PUBLIC FACILITIES/INFRASTRUCTURE | | | | | | | |
| CD-1 | Make City streets, sidewalks and facilities accessible. | CDBG | SLE & AA | 2005-06 | Construct 105 concrete curb ramps citywide if CDBG funds are not needed for the New Central Park Apts. | CDBG funds being used for Central Park Apartments. Curb ramp work will not be carried out FY 2005-06 | Project Cancelled |
| 5 Year Goal | Complete at least two projects involving removal of barriers, if funding is available. | | | | | | |
| CD-2 | Preserve, maintain and expand parks and open space and when possible, improve accessibility of parks. | CDBG | SLE & SUST | 2005-06 | Complete Klein Park play equipment replacement and installation of play equipment at Devonshire Park | Klein Park was completed June 2006. Design work on Devonshire completed February 2006 and work underway to install play equipment and other park amenities. Devonshire to be completed December 2006. | 75% |
| 5 Year Goal | Complete at least two park projects in low income neighborhoods | | | | | | |

FY 2005-06 Objectives and Outcomes (Page 7 of 8)

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|-----------------------------|--|------------------------|-------------------------------|-------------|---|--|-------------------------|
| CD-3 | Provide funding for to a variety of public services to help low income persons obtain basic needs. Provide services to 10,000 low income persons | CDBG | SLE & AA | 2005-06 | 2,000 persons to be provided basic public services | 6,000+ persons provided basic services | 100% |
| 5 Year Goal | | | | | | | |
| CD-4 | Increase public outreach and target hard to reach groups to provide information about available services and programs Carry out 10 outreach activities | CDBG/ HOME | SLE & AA | 2005-06 | (1) Update Housing Handbook; (2) Use City Outreach Program to distribute to areas of minority concentration; (3) distribute information about available programs at 2 neighborhood meetings | Activities completed | 100% |
| 5 Year Goal | | | | | | | |
| ECONOMIC DEVELOPMENT | | | | | | | |
| ED-1 | Explore possibility of establishing job training or individual deposit account programs as a means to assist households to break the cycle of poverty Implement a program if feasible | CDBG | EO & AA | | <i>No outcome identified for FY 2005-06.</i> | | |
| 5 Year Goal | | | | | | | |

FY 2005-06 Objectives and Outcomes (Page 8 of 8)

| <u>Objective Number</u> | <u>Outcome/Objective</u> | <u>Source of Funds</u> | <u>Performance Indicators</u> | <u>Year</u> | <u>Expected Outcome</u> | <u>Actual Outcome</u> | <u>Percent Complete</u> |
|--------------------------------|---|------------------------|-------------------------------|-------------|--|---|-------------------------|
| FAIR HOUSING OBJECTIVES | | | | | | | |
| FH-1 | Continue to provide funding for fair housing outreach activities and case investigation | CDBG | DH & AA | 2005-06 | Investigate 10 cases and carry out 5 outreach activities | 24 fair hsg. cases investigated and over 10 outreach activities carried out | 100% |
| 5 Year Goal | 40 housing discrimination cases to be investigated and 25 outreach activities to be carried out | | | | | | |
| FH-2 | Continue to participate in Countywide Fair Housing Task force | CDBG | DH & AA | 2005-06 | Participate in fair housing task force meetings and activities. | On-going participation in meetings and activities of fair housing task force. | 100% |
| 5 Year Goal | Continue to participate in meetings and activities of Fair Housing Task Force | | | | | | |
| FH-3 | Develop a systematic method for proactive fair housing testing of housing | CDBG | DH & AA | 2005-06 | Project Sentinel to carry out testing of 2 properties | 4 properties tested | 100% |
| 5 Year Goal | Carry out testing of 10 properties | | | | | | |
| FH-4 | Expand public outreach efforts | CDBG | DH & AA | 2005-06 | (1) Provide link from City's web site to fair housing web site; (2) sponsor event during fair housing week | (1) web link set up; (2) fair housing symposium carried out during fair housing week. | 100% |
| 5 Year Goal | Carry out 10 new outreach activities | | | | | | |

*Abbreviations for Performance Indicators: **DH** = Decent Housing; **SLE** = Suitable Living Environment; **EO** = Economic Opportunity
AA = New/Improved Availability/Accessibility; **AFF** = New/Improved Affordability; **SUST** = New/Improved Sustainability

III. AFFIRMATIVELY FURTHERING FAIR HOUSING

During Fiscal Year 2005, the City provided \$18,992 in CDBG and General Fund support for fair housing services. The City also provided an additional \$81,000 of General Fund support for tenant/landlord information/referral and mediation services. Staff at the tenant/landlord program is familiar with fair housing law and refer cases that may potentially involve violations of fair housing law to the City's fair housing agency.

During Fiscal Year 2005, 24 housing discrimination cases were investigated, 4 of which included monitoring/auditing of properties. There were also 11 consultations provided by Project Sentinel (City's fair housing agency). Family Status/Children made up the vast majority of the cases followed by Handicap/Disability. There were 12 family and 7 disability cases filed during the year. There were 3 cases regarding National Origin, 1 case regarding Race and 1 case regarding arbitrary issues.

Over the past three years the cities of Mountain View, Palo Alto and Sunnyvale have been working together on a joint contract for services with Project Sentinel, the fair housing agency the three cities selected through a joint Request for Proposals (RFP) process. The goal of the joint contract for services is to avoid duplication of services, reduce overhead expenses and apply more of the available funds directly to services versus overhead expenses. This process has worked very well and during FY 2005 a new RFP was carried out jointly by the cities. Project Sentinel was again selected as the fair housing agency for the three cities.

In addition to investigating cases and providing consultations and audits, a number of outreach and educational activities were also carried out by Project Sentinel during Fiscal Year 2005 to increase community awareness of fair housing. These activities are listed in attached Exhibit I.

Affirmative Outreach

During Fiscal Year 2005, the City of Mountain View continued to carry out affirmative outreach to people with disabilities, non-English speaking persons, and racial and ethnic minorities as described below. The City has also developed a draft Limited English Proficiency Plan and will continue to work on this document.

- The City has a Community Outreach Program, which uses staff and volunteers to go out into the community to meet with non-English speaking residents and inform them about the services available to them. Outreach Workers are fluent in Spanish, Mandarin and Russian, the three primarily languages in Mountain View. The Outreach Workers (1) provide non-English speaking residents with information about services, meetings and other community events/activities; (2) provide assistance in completing applications for subsidized housing and services; (3) provide translation services in the community as needed; and (4) make presentations and distribute brochures at churches, apartment complexes and other locations where non-English speaking persons can be found.

- The City's Human Relations Commission (HRC) held monthly evening meetings at City Hall and other locations in the community. Translation services were provided at a number of the meetings where non-English speaking persons were expected to attend. The HRC continued to be available to hear any public concerns/comments, especially issues regarding language or access barriers, and is always very interested in how the City can encourage participation by underrepresented groups. The HRC conducts extensive outreach in order to encourage participation at its meetings by underrepresented groups. The HRC has also been providing annual input to the City Council regarding community trends and needs, as part of the annual Action Plan process and in the future will be playing an even more active role in the annual Action Plan process, by making recommendations to the City Council.
- The City Council Neighborhoods Committee, a subcommittee of the City Council, held four neighborhood meetings during the year. An accessible school site in each of the neighborhoods was used to hold the meetings, in order to make it easier for the public to attend. Notices were mailed to all property owners and yard signs were posted in the neighborhood advertising the meeting, in order to reach all neighborhood residents. The City's Outreach Workers attended the meetings and provided translation services as needed and information about the City's programs and services in a variety of different languages.
- Public hearing notices included a TDD phone number and also an e-mail address for people to use in addition to the regular phone number and a street address, so people could contact the City by whatever means they prefer.
- Special accommodations in order for residents to attend or participate in meetings (such as sign language interpreters) were provided upon request. The public hearing notices stated that individuals should contact the City if any special accommodations were needed.
- Public meetings were held at City hall, which is completely accessible to persons with disabilities. The meetings were held in the evenings, so that persons could attend after work hours. The meetings were also televised on the local cable channel, so that persons could view them from home.
- Notices regarding meetings were mailed to a mailing list of about 40 nonprofit organizations and advocacy groups so that they could inform their clients.
- Copies of CDBG/HOME reports, policies, plans and other documents were provided to the public free of charge and were also available in electronic format that can be converted to Braille by visually impaired individuals.
- Subrecipient and City brochures regarding subsidized housing and public services were provided in English and Spanish and the more widely used brochures are also available in Mandarin and Russian.

IV. AFFORDABLE HOUSING

a. Evaluation of Progress in Meeting Housing Objectives

Table 1, "FY 2005-06 Objectives and Outcomes", lists the affordable housing goals and the progress in meeting the goals.

During the past year, the City's major accomplishment was the occupancy of San Antonio Place, a 118 unit efficiency studio development (plus 2 manager units for a total of 120 new rental apartments). The 118 efficiency studios are affordable to very low income one and two person households earning 15 to 45 percent of the median income. Work on the efficiency studios began in 1999 when the City carried out a Request for Proposals (RFP) to find a housing developer to carry out the project. The City selected Charities Housing as the developer and allocated a total of \$5,565,265 in CDBG, HOME and Housing Set-Aside funds to the project. The project was completed April 2006.

The City's other major accomplishment during the year was the development of the New Central Park Apartments, which will result in the addition of 104 new apartments for very low income seniors. Over the past year this project went through the planning review process and now has all its land use approvals and has received \$2,645,000 in CDBG/HOME and Housing Set-Aside funding. In addition, in September 2006 the project received a tax credit allocation which provides the additional funding needed to start construction. The project will be starting construction in January 2007 and is expected to be completed in the fall of 2008.

b. Number of Renter/Owner Households Assisted

The 2005-2010 Consolidated Plan identifies the housing needs of very low income renter households as the highest priority need. The efficiency studios development provides 118 units for very low-income renter households earning between 15 to 45 percent of the County median income. In addition, the development of the New Central Park Apartments will provide 104 rental units for very low income seniors.

Low-income owner households are identified in the Consolidated Plan as having fewer housing needs than renters. The City's available funds have therefore been focused on addressing the needs of low-income renter households. In an effort to also assist existing low-income homeowners to continue living in their homes, 11 households were assisted in making minor home repairs through the City's home repair program. In addition, 6 Mortgage Credit Certificate holders were able to purchase homes in Mountain View, 2 of which were low-income households.

c. Efforts to Address "Worst-Case" Needs

The City's worst-case need has been the lack of enough affordable housing for very low-income renter households. The efficiency studios project, with the addition of 118 units, represents a very significant 14 percent increase in the City's affordable housing stock. Even more significant is the

fact that all these units are affordable to very low income persons. The New Central Park Apartments will also address the needs of very low income renters, in this case, seniors.

d. Efforts to Address the Needs of Persons with Disabilities

- 10 households were assisted in making their homes accessible through the City's Home Access Program
- 559 seniors were assisted in continuing to live independently through the provision of a number of public services
- 35 units at the New Central Park Apartments will be designed for seniors with disabilities.

V. CONTINUUM OF CARE NARRATIVE

a. Actions to Address the Needs of Homeless Persons

- The Clara Mateo Shelter provides shelter and support services to homeless Mountain View residents. This shelter is located in Menlo Park and addresses the shelter needs of persons who cannot go to the Emergency Housing Consortium's Reception Center in San Jose or who have special needs (1,855 shelter days provided to Mountain View homeless persons).
- EHC Lifebuilders provided 6,117 shelter days to Mountain View homeless persons at the Reception Center in San Jose, which provides shelter and support services for homeless persons countywide.
- The Community Services Agency continued to provide case management to Mountain View homeless through the Alpha Omega program. A total of 23 homeless persons were assisted through this program.

b. Actions to Address the Supportive Housing Needs of Non-Homeless

Allocated \$133,330 in CDBG and \$149,764 in General Fund support to provide a variety of public services to address the needs of low-income persons. Services provided included free food, clothing, medical care, legal assistance, and a variety of other services. The Community Services Agency, in particular, provides a variety of emergency assistance services to homeless persons and those at risk of homelessness. The agency provided services to 4,756 Mountain View persons that were either homeless or at risk of being homeless.

c. Actions to Develop/Implement a Continuum of Care Strategy

The City of Mountain View continued to participate in the Santa Clara County Collaborative on Housing and Homeless Issues. The Collaborative is made up of local jurisdictions, shelter providers, service providers, housing advocates and non-profit housing developers. This group

provides an effective way to attract additional funding sources and create affordable housing for the homeless and those at risk of homelessness.

Mountain View provides funding to both InnVision's Clara Mateo Shelter and the EHC Lifebuilder's Reception Center Shelter, to provide shelter and support services to Mountain View homeless. The Community Services Agency's Alpha Omega Program provides case management to Mountain View homeless and assists them in locating short term shelter and support services. Once in a shelter program, assistance is provided to find employment and housing. InnVision the Way Home owns and operates a transitional house in Mountain View that homeless persons, once they have a job and can pay a minimal rent, can transition to. Tenants can stay in the house up to 24 months in order to progress in their jobs, build a savings account and find permanent housing. Tenants are provided on-going case management and support in order to progress to self sufficiency and permanent housing. In addition, 10 of the units at the new efficiency studios development (San Antonio Place) are McKinney units targeted to homeless persons. These units provide critical permanent housing for homeless persons. These programs and projects make up the City's local Continuum of Care for homeless persons.

d. Actions to Prevent Homelessness

- \$55,669 allocated to public service programs that provide food, clothing, counseling, rental assistance and other services to persons at risk of homelessness. 4,908 persons assisted with shelter and other necessities.
- In April 2006 San Antonio Place opened and provides 118 efficiency studio units affordable to very low-income persons (15-45% of median income) and provides an important housing resource for persons at risk of homelessness.
- In May 2006 the City Council reserved \$36,000 of local housing funds for emergency rent assistance, in order to prevent persons from losing their homes due to an emergency situation. This funding will be provided to the Community Services Agency annually, starting with Fiscal Year 2006.

e. Actions to Assist Homeless Persons in the Transition to Independent Living

- The transitional house at 813 Alice Avenue provides transitional housing for up to five individuals plus a resident manager. This property is currently in the process of being rehabilitated, in order to extend its useful life and provide a quality living environment for the tenants.
- The City continued to fund the Community Services Agency Emergency Assistance Program, which assists persons in obtaining food, shelter, transportation, and other necessities. \$45,981 was allocated for this program and 4,756 persons were served.
- The MayView Clinic continued to provide health care for low income uninsured persons (2,534 Mountain View persons served).

- The Alpha Omega Program continued to operate and provided case management to homeless persons to assist them to make the transition back to independent living (23 homeless persons served, 21 found employment and 7 also found housing).
- The 118 new efficiency studios at San Antonio Place provide an important housing resource for persons making the transition back to permanent housing, due to their affordability to persons earning as little as 15% of the median income. Ten units are targeted to homeless persons. San Antonio Place also provides full time case management services on site and a variety of other support services, which are especially helpful for persons making the transition back to independent living.

VI. OTHER ACTIONS

a. Actions to Address Obstacles in Meeting Underserved Needs

As in past years, the most significant obstacle to addressing the underserved needs for Fiscal Year 2005 was the lack of sufficient funds to carry out all the necessary projects, especially public services. Over the next five years the City is expected to receive a significant amount of money through its Below Market Rate (BMR) Housing Program and Revitalization District Housing Set-Aside funds. Although a significant portion of this money is one-time funds (on November 18, 2003 the City Council approved the issuance of approximately \$6 million of debt for affordable housing by leveraging future Housing Set-Aside revenue), it will be of great help in assisting the City to address underserved needs, especially in light of the on-going reductions to the City's CDBG funds. Unfortunately, this local money cannot be used for homeless programs or other non-housing public services such as health care or provision of food. As the City's CDBG funding continues to decline, the challenge is going to be in finding funding to keep critical public services funded.

b. Actions to Foster and Maintain Affordable Housing

- The City completed work on an Affordable Housing Strategies study in order to identify how the current large amount of City BMR and Housing Set-Aside funds should be used in order to address housing needs and provide long-term benefits. A number of housing projects and programs were identified as priorities for the future.
- The City continued to monitor and inspect the City's subsidized housing developments in order to maintain the affordability and quality of the housing stock.
- The City is funding the rehabilitation of the 813 Alice transitional house and the Sierra Vista I family apartments, which will extend the useful life of these affordable properties.
- The City funds a home repair program for low income homeowners, in order to assist them to maintain their homes in good condition and allow them to continue living in their homes.

c. Actions to Eliminate Barriers to Affordable Housing

As noted above under the section about "obstacles to underserved needs", a major barrier for the City has been the lack of enough funds. The City has tried to overcome this obstacle by implementing a Below Market Rate Housing ordinance and a Housing Impact Fee ordinance and more recently by authorizing the issuance of \$6 million of debt for affordable housing by leveraging future housing set-aside revenues. In addition, whenever feasible, the City provides CDBG and HOME funds as loans, so the funds can be repaid to the City and used for other affordable housing projects in the future.

Another significant barrier to the development of affordable housing has been the lack of available vacant land. In order to overcome this barrier, the City Council has agreed to abandon and sell a cul de sac area to the Mid-Peninsula Housing Coalition, for use in developing the New Central Park Apartments.

Another major barrier has been the fear many people have about affordable housing and the belief that affordable housing will lower property values, result in crime, and lead to an overall deterioration of a neighborhood. In order to alleviate these fears, in carrying out affordable housing projects, the City conducts numerous neighborhood meetings, community workshops, and other outreach to the community to provide information, answer questions, and prevent incorrect information about affordable housing from creating unnecessary fears among residents. This process was used for San Antonio Place, the New Central Park Apartments and many other housing projects over the years and has been very successful at addressing community concerns and building support for the projects.

d. Actions to Overcome Gaps in Institutional Structures

In an effort to improve intergovernmental cooperation, the City of Mountain View continues to participate with the other local jurisdictions in sharing information and resources. Regular quarterly meetings have been established in order for the various entitlement cities and the County to meet and share information and resources. In addition, for projects that are funded by more than one City, the various jurisdictions involved have worked together in an effort to reduce duplication of work and thus reduce project management costs.

In order to accommodate the various requirements of numerous other funding sources, the City maintains flexibility in the provision of its funds so that projects are not hindered by numerous conflicting requirements. Likewise, for projects that are jointly funded by a number of jurisdictions, efforts are made to consolidate the contractual requirements and make them consistent, in order to reduce the burden of non-profit agencies having to comply with numerous different and possibly conflicting contract requirements.

e. Actions to Improve Public Housing and Resident Initiatives

There are no public housing units in the City of Mountain View.

f. Actions to Reduce Lead Based Paint Hazards

As required by federal regulations, the City has a Lead Based Paint Management Plan and carries out projects according to the Lead Based Paint Management Plan. The City will continue to require testing and hazard reduction in properties that are rehabilitated using CDBG or HOME funds. The City will also continue to provide information on lead based paint hazards.

The New Central Park Apartments consists of new construction and no lead based paint will be used.

For the rehabilitation work at the Sierra Vista I family apartments, HUD staff conducted a lead based paint inspection and provided us with a copy of the report showing that no lead paint was found. The tenants are routinely provided the lead based paint informational brochure as part of their lease agreement.

The rehabilitation work at the transitional house at 813 Alice is exempt from the lead paint rules because the property is treated as a single room occupancy project (rental of individual rooms in a residential building) since tenants only rent a room in the house. The tenants have all been provided the lead based paint informational brochure.

g. Actions to Ensure Compliance with Comprehensive Planning Requirements

The City continued active monitoring of all subrecipients and projects to ensure compliance with program and comprehensive planning requirements. Monitoring involved review of quarterly invoices, project budget and supporting financial records as well as client reports and review of agency audit reports. Annual on-site monitoring of subrecipients was also carried out per the City's monitoring plan and involved a review of client files, financial records, policies and procedures as well as compliance with all applicable federal requirements.

h. Actions to Reduce the Number of Persons Living Below the Poverty Level

The efficiency studios project (San Antonio Place) provides affordable housing for 118 very low income one and two person households, 10 of which are reserved for homeless persons. These are households whose incomes are too low to qualify for even traditional affordable housing, and a significant percentage of these persons are living below the poverty level. By having affordable housing, these households will have a safe, quality place to live and will be able to focus their attention on increasing their job skills. San Antonio Place also provides on-site case management and other support services as well as a computer center and weekly educational workshops to further help the tenants advance and build skills.

The City of Mountain View also continued its participation in the NOVA employment program, which provides job training, and employment programs for low-income persons. During Fiscal Year 2005, there were 128 Mountain View residents enrolled in the program and 78 of these completed the program. Of the 78 that completed the program, 60 (77%) found employment by the time they left the program at an average wage of \$34.26 per hour.

The City continued to fund the Community Services Agency Emergency Assistance Program, which provides a variety of services, including rental assistance, food, clothing and job search to help prevent at-risk households from becoming homeless and to provide them with basic necessities which they can't afford due to their limited income. Due to the high cost of housing in this area, efforts have been concentrated on providing and maintaining the affordable housing of low income households, in order to prevent them from becoming homeless. Once a household has affordable housing, they are more capable of focusing on job skills and employment opportunities.

i. Geographic Distribution of Investments

The City of Mountain View used funds from its CDBG and HOME programs to carry out the activities detailed in the 2005 Action Plan. Activities were carried out Citywide; there was no geographic concentration of resources.

No property acquisition or single-family housing rehabilitation projects were carried out during the fiscal year.

VII. LEVERAGING RESOURCES/MATCHING FUNDS

All the projects carried out involved the leveraging of other funding sources to some extent.

VIII. CITIZEN COMMENTS

No citizen comments were received.

IX. PUBLIC PARTICIPATION REQUIREMENTS

A draft CAPER was made available for public review for a 15-day period (September 11 through September 26, 2006). An advertisement was placed on September 8, 2006 in the San Jose Post Record, a newspaper of general circulation, advertising the availability of the CAPER. Copies of the CAPER report were made available to the public free of charge and were also posted on the City's web site. The public could either come to the Community Development Department during normal business hours to pick up a copy of the report or they could call or e-mail the City and have the report mailed or e-mailed to them. Notices were sent to persons and groups on the City's CDBG interest list, announcing the availability of the CAPER. A TDD phone number was available for hearing impaired individuals to use. No citizen comments were received.

X. SELF EVALUATION

This is the first year report regarding the City's performance in meeting its five-year Consolidated Plan goals. As described in Table 1, the City is making good progress in achieving its goals. The rehabilitation work at the Sierra Vista I Apartments (34 affordable family apartments) was delayed due to a delay in receipt of the HUD lead based paint inspection report and staffing changes at the agency. This project is now back on track and expected to be completed by December 2006. The

rehabilitation of the transitional house at 813 Alice was delayed due to concerns over the procurement process used by the agency to select contractors. The agency was required to re-do the procurement process and to consolidate all the rehabilitation work into one contract. A contractor has been selected and this project is also now back on track and expected to be completed around December 2006.

Assessment of 3-5 Year Goals

As noted in the section above, the City is on track to achieve the goals outlined in the 2005-2010 Consolidated Plan. A few projects were delayed, but these projects are now back on track and expected to be completed by year end. In addition, in April 2006 San Antonio Place opened, providing 118 efficiency studios for persons earning 15 – 45% of the median income and in January 2007 construction will be starting on the New Central Park Apartments, which will provide 104 new apartments for very low income seniors, both major accomplishments. In addition, Klein Park was completed and the CDBG funded design phase of Devonshire Park was also completed. The construction of Devonshire Park is expected to be completed in December 2006. Also, a number of public services were funded and carried out to assist the homeless, persons at risk of homelessness, seniors and low income households.

XI. CDBG PROGRAM SPECIFIC NARRATIVES

a. Assessment of Use of CDBG Funds to Consolidated Plan Goals

The City's highest priority need in the Consolidated Plan has been to increase the affordable housing stock for very low-income renter households. The City's CDBG funds have been applied toward this goal whenever possible. A total of \$2,567,450 in CDBG funds was used for the efficiency studios project and \$747,789 in CDBG funds was used for the New Central Park Apartments.

In addition to increasing the affordable housing stock, the City also used CDBG funds to preserve the existing affordable housing stock through rehabilitation (813 Alice and Sierra Vista I Apartments rehabilitation work), to provide a variety of public services, and to fund community development projects such as Klein Park and Devonshire Park, both of which help provide much needed safe and accessible parks in low income neighborhoods and help support high density low income housing.

b. Use of CDBG Funds to Benefit Low/Moderate Income Persons

All available CDBG funds (100%) have been used to carry out activities benefiting low and moderate-income persons.

c. Changes in Program Objectives

There have been no changes to program objectives.

d. Efforts at Carrying out Action Plan Activities

The City has pursued all the available resources noted in the action plan. All resources have been used to meet the low/mod limited clientele national objective or area benefit activities such as Klein and Devonshire Parks.

The City has provided all requested certifications of consistency and all the requests were consistent with the goals in the City's CP. All certification requests were reviewed in a fair and impartial manner. The City in no way hindered the implementation of the goals in its CP.

e. Acquisition, Rehabilitation or Demolition of Occupied Real Property

No activities were carried out in Fiscal Year 2005, which involved acquisition of occupied real property or demolition of occupied real property.

The rehabilitation work at 813 Alice Avenue and the Sierra Vista I Apartments will not involve any displacement or relocation of tenants.

XII. HOME PROGRAM SPECIFIC NARRATIVES

a. Distribution of Funds Among Different Categories of Housing Needs

Fiscal Year 2005 was the City's 11th year as a participating jurisdiction in the HOME Program. The following HOME projects have been carried out to date:

| <u>Project</u> | <u>Funding Year</u> | <u>Funding Provided</u> | <u>Date Completed</u> | <u>Housing Needs Served</u> |
|--|---------------------------|-------------------------|-----------------------|-------------------------------------|
| 2230 Latham Street | 1995 | \$387,000 | June, 1997 | Families |
| Mountain View Apts. 460 Shoreline | 1996 | \$320,031 | August, 1997 | Families & Seniors |
| Senior Residence 1675 Wolfe Road Sunnyvale | 1995 & 1996 CHDO funds | \$131,850 | September 1997 | Seniors |
| Central Park Apts. 90 Sierra Vista | 1997 & 1998 | \$612,398 | July, 1998 | Seniors |
| Stoney Pine Sunnyvale | 1997 & 1998 | \$115,050 | September, 2001 | Developmentally Disabled Persons |
| HomeSafe Santa Clara | 1999 | \$100,000 | July, 2001 | Survivors of Domestic Violence |

| <u>Project</u> | <u>Funding Year</u> | <u>Funding Provided</u> | <u>Date Completed</u> | <u>Housing Needs Served</u> |
|-------------------------------|--|-------------------------------|-----------------------|-----------------------------|
| Efficiency Studios | 1999 | \$301,000 | April 1, 2006 | one & two person households |
| | 2000 | 388,500 | | |
| | 2001 | 430,000 | | |
| | 2002 | 427,000 | | |
| | | 68,971* | | |
| | 2003 | 431,985 | | |
| | 2004 | 16,094 | | |
| | 2005 | 125,265 | | |
| | (*reprogrammed funds from various prior years) | | | |
| New Central Park (pending) | 2005 | 717,328 (allocated not spent) | | seniors |
| | 2006 | 329,053 (allocated not spent) | | |

NOTE:

A total of \$2,188,815 in HOME funds have been allocated to the efficiency studios project. The funds shown above include reprogrammed funds.

The HOME funds used to date have benefited 1 and 2 person households, family households, seniors, developmentally disabled persons and victims of domestic violence.

b. Match Report (HUD 4107-A)

Attached HUD report 4107-A summarizes the status of the HOME match funds. There were no HOME funds expended during Fiscal Year 2005 other than \$46,200 for program administration, which does not require matching funds. The City has met all the match requirements for the HOME funds expended to date and has an excess match of \$513,079.

c. Contracts and Subcontracts with MBE's and WBE's (HOME Report 40107)

Attached HUD report 40107 details the HOME program income, minority business enterprises and women business enterprise contracts. No displacements or acquisitions occurred during the fiscal year.

d. Results of On-Site Inspections of Housing

On-site inspections of all HOME housing projects have been completed within the required timeframe. All the housing projects are in compliance with the major program requirements. All projects are also in compliance with Housing Quality standards.

e. Assessment of Affirmative Marketing Actions

A major accomplishment during Fiscal Year 2005 was the affirmative marketing carried out both by the City and the project developer, Charities Housing, for the rent up of the efficiency studios

project. This outreach effort resulted in a very diverse tenant population which is reflective of the diversity in the City and avoids the problems of racial and ethnic concentrations which were encountered and continue at some of the earlier housing developments. For the rent-up of San Antonio Place an extensive amount of bilingual outreach was carried out by the City's bilingual outreach workers. The rental application material was translated into a variety of different languages and distributed to non-English speaking segments of the community. Individuals were assisted in completing the application. Information about the rental process was also provided to nonprofit service agencies so that they could pass the information to their clients and assist them with the application process. Announcements about the opening of the wait list were widely distributed, community meetings were held to explain the application process and answer questions and announcements were placed in a variety of other language newspapers.

f. Outreach to Minority and Women Owned Businesses

No HOME contracts were awarded during the fiscal year.

XIII. FINANCIAL SUMMARY REPORT

Attached Financial Summary Report provides the status of the City's CDBG funds.

XIV. HUD TABLES 1, 2A, 2B

Attached HUD Tables 1, 2A and 2B provide a summary of the accomplishments for Fiscal Year 2005-06 based on the established goals in the Action Plan.

XV. IDIS REPORTS FOR CITIZEN REVIEW

The following reports were made available to the public:

Consolidated Plan

Summary of Consolidated Plan Projects for Report Year 2005

HOME

Status of HOME Grants

Status of HOME Activities

Status of CHDO Funds

HOME Matching Liability Report

Grant, Subfund and Subgrant Report

CDBG

CDBG Activity Summary Report (GPR)

Current CDBG Timeliness Report

OTHER

Program Income Details by Fiscal Year and Program

**U.S. Department of Housing, Urban Development
Office of Community Planning and Development**

OMB Approval No. 2501-00.

11/30/97

| Part I: Participant Identification | Match Contributions for Federal Fiscal Year: |
|---|---|
| <p>Participant's name (last, first) (Mailing address, zip, 20000). Do not send this completed form to district or school address.</p> | |

| | | |
|---|---|--|
| 1. Participant No: (assigned by HUD) M-05-MC-0602B3 | 2. Name of the Participating Jurisdiction: City of Mountain View | 3. Name of Contact: (person completing this report) Adriana Cervantes |
| 4. Street Address of the Participating Jurisdiction: 500 Castro Street | 5. City: Mountain View | 4. Contact's Phone No. (include area code) (650) 903-6459 |
| 6. State: CA | 7. State: CA | |
| | 8. Zip Code: 94039 | |

| | |
|--|---------------|
| 1. Excess match from prior federal fiscal year | \$ 513,078.85 |
| 2. Match contributed during current federal fiscal year (see Part III.9.) | \$ 0 |
| 3. Total match available for current federal fiscal year (line 1 + line 2) | \$ 513,078.85 |
| 4. Match liability for current federal fiscal year | \$ 0 |
| 5. Excess match carried over to next federal fiscal year (line 3 - line 4) | \$ 513,078.85 |

[illegible]

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

| | | | |
|--|--|----------|-----------------------------|
| Submit this form on or before December 31. | This report is for period (mm/dd/yyyy) | | Date Submitted (mm/dd/yyyy) |
| Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410 | Starting | Ending | |
| | 07-01-05 | 06-30-06 | 9-28-06 |

Part I Participant Identification

| | | | |
|---|--|---|----------------------|
| 1. Participant Number M-05-MC060233 | 2. Participant Name City of Mountain View | | |
| 3. Name of Person completing this report Adriana GarefaloS | | 4. Phone Number (Include Area Code) 650 / 903-6459 | |
| 5. Address 500 Castro St., P.O. Box 7540 | 6. City Mountain View | 7. State CA | 8. Zip Code 94039 |

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

| | | | | |
|---|--|--|---|---|
| 1. Balance on hand at Beginning of Reporting Period | 2. Amount received during Reporting Period | 3. Total amount expended during Reporting Period | 4. Amount expended for Tenant-Based Rental Assistance | 5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 |
| 0 | 0 | 0 | 0 | 0 |

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

| | a. Total | Minority Business Enterprises (MBE) | | | | f. White Non-Hispanic |
|-------------------------|----------|--------------------------------------|------------------------------|-----------------------|-------------|-----------------------|
| | | b. Alaskan Native or American Indian | c. Asian or Pacific Islander | d. Black Non-Hispanic | e. Hispanic | |
| A. Contracts | | | | | | |
| 1. Number | 0 | | | | | |
| 2. Dollar Amount | 0 | | | | | |
| B. Sub-Contracts | | | | | | |
| 1. Number | 0 | | | | | |
| 2. Dollar Amount | 0 | | | | | |
| | a. Total | b. Women Business Enterprises (WBE) | c. Male | | | |
| C. Contracts | | | | | | |
| 1. Number | 0 | | | | | |
| 2. Dollar Amount | 0 | | | | | |
| D. Sub-Contracts | | | | | | |
| 1. Number | 0 | | | | | |
| 2. Dollar Amounts | 0 | | | | | |

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

| | a. Total | Minority Property Owners | | | | f. White Non-Hispanic |
|------------------|----------|---|---------------------------------|--------------------------|-------------|--------------------------|
| | | b. Alaskan Native or American Indian | c. Asian or Pacific Islander | d. Black Non-Hispanic | e. Hispanic | |
| 1. Number | 0 | | | | | |
| 2. Dollar Amount | 0 | | | | | |

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

| | a. Number | b. Cost | | | | |
|--|-----------|---|---------------------------------|--------------------------|-------------|--------------------------|
| 1. Parcels Acquired | 0 | | | | | |
| 2. Businesses Displaced | 0 | | | | | |
| 3. Nonprofit Organizations Displaced | 0 | | | | | |
| 4. Households Temporarily Relocated, not Displaced | 0 | | | | | |
| Households Displaced | a. Total | Minority Business Enterprises (MBE) | | | | f. White Non-Hispanic |
| | | b. Alaskan Native or American Indian | c. Asian or Pacific Islander | d. Black Non-Hispanic | e. Hispanic | |
| 5. Households Displaced - Number | 0 | | | | | |
| 6. Households Displaced - Cost | 0 | | | | | |

Financial Summary
Grantee Performance Report
Community Development Block Grant Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0077 (Exp. 5/31/97)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2506-0077), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

| | | |
|--|---|---|
| 1. Name of Grantee City of Mountain View | 2. Grant Number B-05-MC060019 | 3. Reporting Period From 7-1-05 To 6-30-06 |
|--|---|---|

Part I: Summary of CDBG Resources

| | | |
|---|----|------------------|
| 1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years) | \$ | 944,298.7 |
| 2. Entitlement Grant from form HUD-7082 | \$ | 785,762 |
| 3. Surplus Urban Renewal Funds | \$ | 0 |
| 4. Section 108 Guaranteed Loan Funds (Principal Amount) | \$ | 0 |
| 5. Program Income received by: | | |
| a. Revolving Funds | \$ | 0 |
| b. Other (Identify below. If more space is needed use an attachment) | | |
| Loan Repayments | \$ | 24,428.51 |
| c. Total Program Income (Sum of columns a and b) | \$ | 24,428.51 |
| 6. Prior Period Adjustments (If column is a negative amount, enclose in brackets) | \$ | 0 |
| 7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) | \$ | 1,754,489 |

Part II: Summary of CDBG Expenditures

| | | |
|--|----|---------------------|
| 8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A | \$ | 1,197,101.51 |
| 9. Total expended for Planning & Administration, form HUD-4949.2 | \$ | 148,304.91 |
| 10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9) | \$ | 1,048,796.6 |
| 11. CDBG funds used for Section 108 principal & interest payments | \$ | 0 |
| 12. Total expenditures (line 8 plus line 11) | \$ | 1,197,101.51 |
| 13. Unexpended balance (line 7 minus line 12) | \$ | 557,387 |

Part III: Low/Mod Benefit This Reporting Period

| | | |
|--|----|------------------|
| 14. Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A | \$ | 770,730.6 |
| 15. Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A | \$ | 278,066 |
| 16. Total (line 14 plus line 15) | \$ | 1,048,796 |
| 17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period) | | 100% |

Part IV: Low/Mod Benefit for Multi-Year Certifications (Complete only if certification period includes prior years)

Program years (PY) covered in certification

PY 2005

PY _____

PY _____

18. Cumulative net expenditures subject to program benefit calculation

\$ 1,048,796.6

19. Cumulative expenditures benefiting low/mod persons

\$ 1,048,796.6

20. Percent benefit to low/mod persons (line 19 divided by line 18)

100 %**Part V: For Public Service (PS) Activities Only: Public Service Cap Calculation**

21. Total PS expenditures from column h, form HUD-4949.2A

\$ 142,048.5

22. Total PS unliquidated obligations from column r, form HUD-4949.2A

\$ 6,388

23. Sum of line 21 and line 22

\$ 148,436.5

24. Total PS unliquidated obligations reported at the end of the previous reporting period

\$ 15,107

25. Net obligations for public services (line 23 minus line 24)

\$ 133,329.5

26. Amount of Program Income received in the preceding program year

\$ 103,243.0

27. Entitlement Grant Amount (from line 2)

\$ 785,762

28. Sum of line 26 and line 27

\$ 889,005

29. Percent funds obligated for Public Service Activities (line 25 divided by line 28)

15 %**Part VI: Planning and Program Administration Cap Calculation**

30. Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)

\$ 810,190.5

31. Amount expended for Planning & Administration (from line 9 above)

\$ 148,304.9

32. Percent funds expended (line 31 divided by line 30)

18 %**Instructions****Name of Grantee:** Enter the grantee's name as shown on the approved Grant Agreement (form HUD-7082) for the most recently completed program year.**Grant Number:** Enter the grant number assigned by HUD to the Community Development Block Grant for the most recently completed program year.**Period Covered:** Enter the beginning date and ending date for the most recently completed program year.

City of Mountain View
B-05-MC060019
7-1-05 to 6-30-06

HUD Tables 1, 2A, 2B

Table 1
Special Needs (Non-Homeless) Populations

| SPECIAL NEEDS SUBPOPULATIONS | Priority Need Level High Medium Low | Unmet Need / housing units/ services | Dollars to Address Unmet Need | Goals 5yr | FY 05-06 Annual Goals | FY 05-06 Accomplishments |
|---|--|--|-------------------------------------|--------------|--------------------------|-----------------------------|
| Elderly | HIGH | 1,400 | \$2,000,000 | 1,000 | 300 | 559 |
| Frail Elderly | HIGH | 600 | \$1,200,000 | 250 | 100 | 150 |
| Severe Mental Illness | MEDIUM | 525 | \$1,600,000 | | 0 | 0 |
| Developmentally Disabled | HIGH | 100 | \$300,000 | 50 | 0 | 0 |
| Physically Disabled | HIGH | 1,000 | \$3,000,000 | 500 | 5 | 10 |
| Persons w/ Alcohol/Other Drug Addictions | MEDIUM | 300 | \$450,000 | 10 | 0 | 0 |
| Persons w/HIV/AIDS | LOW | 90 | \$135,000 | None | 0 | 0 |
| Other: Victims of Domestic Violence | HIGH | 250 | \$575,000 | 200 | 50 | 80 |
| Large Households | HIGH | 840 | \$2,000,000 | 100 | 0 | 0 |
| TOTAL | | | | 2,200 | 455 | |

This table estimates the number of persons who are in need of one or more community services. The estimated dollars needed to address needs is based on current cost/person of existing services. Priority needs is based on needs data in the Consolidated Plan plus community input during the Consolidated Plan process.

**Table 2A
Special Needs Summary Table**

| PRIORITY HOUSING NEEDS (households) | | Priority Need Level - High Medium Low | | Unmet Need | Goals | Annual FY 05-06 | FY 2 Accom |
|--|---------------|---|--------|---------------|-------|--------------------|---------------|
| Renter | Small Related | 0-30% | HIGH | 419 | 50 | 10 | 14 SAP |
| | | 31-50% | HIGH | 659 | 45 | 10 | 2 SAP |
| | | 51-80% | MEDIUM | 495 | 5 | | |
| | Large Related | 0-30% | HIGH | 265 | 20 | | |
| | | 31-50% | HIGH | 262 | 20 | | |
| | | 51-80% | HIGH | 215 | 10 | | |
| | Elderly | 0-30% | HIGH | 407 | 30 | 10 | 4 SAP |
| | | 31-50% | HIGH | 245 | 25 | 10 | 2 SAP |
| | | 51-80% | MEDIUM | 87 | 5 | | |
| | All Other | 0-30% | HIGH | 840 | 78 | 39 | 73 SAP |
| | | 31-50% | HIGH | 550 | 41 | 40 | 19 SAP |
| | | 51-80% | MEDIUM | 765 | 1 | 1 | |
| Owner | 0-30% | HIGH | 616 | 80* | 16 | 11 Home Repairs | |
| | 31-50% | HIGH | 504 | 10 | | | |
| | 51-80% | MEDIUM | 378 | 5 | | | |
| Special Needs | | 0-80% | HIGH | 4500 | 50 | | |
| Total Goals | | | | | 475 | 136 | 125 |
| Total 215 Goals | | | | | 360 | 115 | 102 |
| Total 215 Renter Goals | | | | | 300 | 115 | 91 |
| Total 215 Owner Goals | | | | | 10 | 0 | 0 |

*Home Repair Program

SAP = San Antonio Place

FY 2005-06
Accomplishments

**Table 2B
Community Development Needs**

| Priority Community Development Needs | Priority Need Level High, Medium, Low, No Such Need | Dollars to Address Unmet Priority Need* | FY 2005 - 06 Goals |
|---|---|---|-----------------------|
| PUBLIC FACILITY NEEDS (projects) | | | |
| Senior Centers | MEDIUM | 300,000 | |
| Handicapped Centers | MEDIUM | 200,000 | |
| Homeless Facilities | MEDIUM | 300,000 | |
| Youth Centers | MEDIUM | 100,000 | |
| Child Care Centers | MEDIUM | 100,000 | |
| Health Facilities | HIGH | 300,000 | |
| Neighborhood Facilities | MEDIUM | 100,000 | |
| Parks and/or Recreation Facilities | HIGH | 1,000,000 | 2 parks |
| Parking Facilities | LOW | 0 | |
| Non-Residential Historic Preservation | LOW | 0 | |
| Other Public Facility Needs | MEDIUM | 200,000 | |
| INFRASTRUCTURE (projects) | | | |
| Water/Sewer Improvements | MEDIUM | 100,000 | |
| Street Improvements | HIGH | 1,000,000 | |
| Sidewalks | HIGH | 1,000,000 | ***105 curb ramps |
| Solid Waste Disposal Improvements | LOW | - | |
| Flood Drain Improvements | LOW | - | |
| Other Infrastructure Needs | LOW | - | |
| PUBLIC SERVICE NEEDS (people) | | | |
| Senior Services | HIGH | 1,000,000 | 300 seniors |
| Handicapped Services | HIGH | 300,000 | 5 households |
| Youth Services | MEDIUM | 100,000 | |
| Child Care Services | MEDIUM | 100,000 | |
| Transportation Services | MEDIUM | 100,000 | |
| Substance Abuse Services | MEDIUM | 100,000 | |
| Employment Training | MEDIUM | 100,000 | |
| Health Services | HIGH | 200,000 | 2,000 persons |
| Lead Hazard Screening | MEDIUM | 100,000 | |
| Crime Awareness | MEDIUM | 100,000 | |
| Other Public Service Needs | MEDIUM | 100,000 | 100 persons |
| ECONOMIC DEVELOPMENT | | | |
| ED Assistance to For-Profits (businesses) | LOW | 0 | |
| ED Technical Assistance (businesses) | LOW | 0 | |
| Micro-Enterprise Assistance (businesses) | LOW | 0 | |
| Rehab; Publicly- or Privately-Owned Commercial/Industrial | LOW | 0 | |
| C/I** Infrastructure Development (projects) | LOW | 0 | |
| Other C/I** Improvements (projects) | LOW | 0 | |
| PLANNING | | | |
| Planning | HIGH | 1,000,000 | |
| TOTAL ESTIMATED DOLLARS NEEDED: | | | |

*Includes all funds, private and public.

** Commercial or Industrial Improvements by Grantee or Non-profit

***105 curb ramps is a back-up project to New Central Park Apts.

FY 2005-06
Accomplishment

Project
Cancelled

559
10

2534

200

Exhibit I
Fair Housing Outreach Activities

PROJECT SENTINEL
OUTREACH ACTIVITIES FOR THIRD AND FOURTH QUARTER
JANUARY 1, 2006 – JUNE 30, 2006
MOUNTAIN VIEW, PALO ALTO, SUNNYVALE

TRAINING FOR EMPLOYEES & CLIENTS OF AGENCIES
TASK 1, GOAL 2.A
JANUARY 1, 2006 – JUNE 30, 2006

- **Sunnyvale Neighborhood Association Winter Quarter Meeting.** On January 23, 2006, Ed Legorreta conducted a housing presentation at the Sunnyvale Neighborhood Association Winter Quarter Meeting held at the Sunnyvale Senior Center. The presentation covered tenant/landlord laws as well as fair housing laws and several brochures were distributed to the attendees.
- **Protection & Advocacy, Inc.** On January 24, 2006, Project Sentinel conducted a fair housing presentation to 2 representatives of PAI, which serves the disabled community throughout the state. The outreach took place in Project Sentinel's Palo Alto office and focused on disability issues. 10 brochures were distributed.
- **City of Sunnyvale.** On January 27, 2006, Ann Marquart and Jaime Young conducted a fair housing presentation to 7 staff members of the City of Sunnyvale. The presentation was coordinated through the Office of the City Manager and discussed all the protected categories under the fair housing laws, focusing on familial status, source of income, and disability discrimination. 160 brochures in English and Spanish were distributed to the attendees for dispersal to their clients and to the public.
- **Catholic Charities - Washington United Youth Center.** On February 8, 2006, Mary Prem conducted a Fair Housing training for 6 clients of Catholic Charities Washington Center, a youth and family center in San Jose that offer programming targeting youth ages 12 to 17 and supportive services for parents and older adults. Washington United Youth Center is a program of Catholic Charities which serves residents throughout Santa Clara County. All of the attendees were currently looking for affordable housing. The presentation focused on discrimination based on national origin, familial status, disability, and source of income. 60 brochures in English and Spanish were distributed to the attendees, including general brochures and brochures focusing on protected categories.
- **University of California Santa Cruz Extension in Silicon Valley.** On February 21, 2006, Mary Prem conducted a Fair Housing training for 6 students of UC Santa Cruz Property Management Course. This course examines property management of residential and apartment buildings. Items covered included landlord rights,

tenant rights, fair housing, and property maintenance services. UCSC Silicon Valley serves Santa Clara and San Mateo counties. The presentation focused on discrimination based on national origin, familial status, disability, and source of income. Presentation also focused on reasonable accommodation and modification. 45 brochures were distributed to the attendees, including general brochures and brochures focusing on protected categories.

- **AIDS Legal Referral Panel.** On February 24, Gabe Zwettler and Evan White conducted an fair housing training for 3 employees of the ALRP. The ALRP provides legal services to people with AIDS/HIV to people throughout the greater Bay Area. The presentation focused on issues of disability. 50 brochures were distributed and all participants improved their knowledge of the fair housing laws. 2 out of 3 of the attendees improved their knowledge of the fair housing laws.
- **Home Owners Association Workshop.** On March 8, 2006, Martin Eichner conducted a workshop for members of Home Owners Associations at the Mountain View Police Department. 34 members attended the workshop, which discussed associations' rights and responsibilities, including fair housing.
- **Housing Choices Coalition.** On March 13, 2006, Martin Eichner spoke at an educational workshop about housing for individuals with disabilities. The workshop was organized by Housing Choices Coalition and was held at the FUHSD Educational Services Center in Sunnyvale. Topics discussed include both tenant/landlord laws as well as fair housing for people with disabilities. Housing Choices Coalition serves Santa Clara County and advocates, educates, and creates affordable housing opportunities for people with developmental disabilities.
- **Billy DeFrank Lesbian Gay Community Center.** On May 16, 2006 Mary Prem conducted a Fair Housing training for 7 staff members of the Billy DeFrank Lesbian Gay Community Center, a non-profit organization that promotes services for and about the gay community of San Jose, and Santa Clara County. 50 brochures were distributed to the attendees and given to be placed in the center's information and referral packets. Evaluations from participants showed 100% increased their knowledge on fair housing as a result of the presentation.
- **Asian Pacific Family Resource Center, County of Santa Clara Social Services Agency.** On May 16, 2006, Mary Prem conducted a Fair Housing training for 7 staff members of the Asian Pacific Family Resource Center, a non-profit organization the creates partnership with the community to educate, support and preserve families and children in a safe, healthy and trusting environment. 70 brochures were distributed to the attendees and also will be placed in the lobby for walk in clients. The agency serves San Jose and the entire Santa Clara County.
- **Santa Clara Lions Blind Center Inc.** On May 18, 2006, Mary Prem conducted a Fair Housing training for 53 clients and 4 staff members of the Santa Clara Lions Blind Center Inc, a community based agency that provides support to individuals

facing the uncertainties, fears, and challenges related to uncorrectable vision loss. The agency serves Santa Clara County and is dedicated to increasing the confidence, independence, and quality of life of the blind and visually impaired. All topics of fair housing were discussed and by a show of hands, all attendees stated that the presentation improved their knowledge of the fair housing laws. Project Sentinel left 200 brochures for Santa Clara Lions Blind Center to distribute to their clients.

- **Sensory Access Foundation.** On June 5, 2006, Jaime Young conducted a fair housing presentation to 15 staff members of Sensory Access Foundation (SAF). SAF serves Santa Clara County by assisting those who are blind or visually impaired obtain or retain competitive employment. All topics of fair housing were discussed and by a show of hands, all staff members stated that the presentation improved their knowledge of the fair housing laws. Project Sentinel left 110 brochures for SAF to distribute to their clients.
- **Palo Alto Tenants Workshop.** On June 6, 2006, Gabe Zwettler, Martin Eichner, and Shane Bristow conducted a 2 hour workshop in Palo Alto for tenants. The workshop covered T/LL, Fair Housing, and the Palo Alto Mediation Program. 25 people were in attendance, and 75 brochures were distributed.
- **Housing Choices Coalition.** On June 20, 2006, Gabe Zwettler conducted a fair housing outreach presentation for 8 of the housing coordinators for HCC in San Jose. HCC helps create housing opportunities for people with developmental disabilities in Santa Clara and Santa Cruz Counties. All 8 people improved their knowledge of fair housing issues. 50 brochures were distributed.

COMMUNITY EVENTS

TASK 1, GOAL 1.B

JANUARY 1, 2006 – JUNE 30, 2006

- **California Apartment Association Expo.** On April 18, 2006, employees of Project Sentinel staffed a booth at the annual Association Expo in Santa Clara to distribute brochures and answer questions from property management professionals and industry partners. Approximately 150 brochures were distributed.
- **2006 Sunnyvale Health & Safety Fair.** On May 6, 2006, Project Sentinel staffed a table at the Fair, distributed 30 brochures on Fair Housing and answered questions from the public.
- **Affordable Fair Housing Fair 2006.** On May 13, 2006 and May 14, 2006, Mary Prem and Gloria Lando provided information to patrons at the Berryessa Flea Market Fair Housing and Tenant/Landlord issues. A total of 100 flyers were distributed.

- **Probation Department Resource Faire, "100 Baskets of Love"**. On May 16, 2006, Mary Prem attended a fair conducted by the Probation Department of Santa Clara County where over 100 agencies participated and provided information to the public. Over 100 brochures were distributed. Probation Department serves the entire Santa Clara County.
- **Sunnyvale Art & Wine Festival**. On June 3, 2006, Twilight Florido and Jaime Young staffed a table at the Sunnyvale Art and Wine Festival. Project Sentinel employees answered questions from the public and distributed 25 fair housing brochures.

FAIR HOUSING TRAINING FOR HOUSING PROVIDERS
TASK 1, GOAL 1.A
JANUARY 1, 2006 – JUNE 30, 2006

- **Manager Training**. On January 24, 2006, Gabe Zwettler conducted a 2-hr training to the manager of an apartment complex in Mountain View. The training was related to case 2004-131, which involved disability discrimination.
- **Manager Training**. On March 9, 2006, Gabe Zwettler conducted a 2 hr fair housing training in San Jose to 30 members of the management staff of Village Property Management, who owns and manages properties in Santa Clara and Alameda counties. All protected categories were presented and 150 brochures were distributed.
- **Tri-County Luncheon**. On March 15, 2006, Gabe Zwettler made a fair housing presentation to property owners, managers, and industry partners at the California Apartment Association (Tri-County Division) networking luncheon. The presentation lasted for 1 hr, and about 100 brochures were distributed.
- **Manager Training**. On March 16, 2006, Gabe Zwettler conducted a 2 hr fair housing training in Fremont to 20 members of the management staff of Village Property Management, who owns and manages properties in Santa Clara and Alameda counties. All protected categories were presented and 100 brochures were distributed.
- **Manager Training**. On March 27, 2006, Gabe Zwettler conducted a 1 hr fair housing training to a property management company with property throughout Santa Clara and San Mateo counties. All protected categories were presented. 25 people were in attendance, and 125 brochures were distributed.
- **Manager Training**. On April 25, 2006, Gabe Zwettler conducted a 2 hr fair housing training to 4 managers from Mid-Peninsula Housing Management Corporation who oversee the management of Palo Alto Gardens, a subsidized low-income complex.

A private landlord from San Luis Obispo attended as well. All protected categories were presented and 35 brochures were distributed.

- **Montecito Apartments.** On June 1, 2006, Gabe Zwettler conducted a 2-hr fair housing training to 2 employees of RW Zukin Property Management. The training was a result of a settlement agreement from case # 2004-011, regarding. The training placed special focus on familial status discrimination. 12 brochures were distributed.
- **G&K Management.** On June 7, 2006, Gabe Zwettler conducted a two hour fair housing training for 19 employees of G&K Management, which manages properties throughout the San Mateo and Santa Clara counties. This training was related to case 0304-528. 114 brochures were distributed.
- **Workshop for Mountain View Landlords and Managers.** On June 8, 2006, Martin Eichner and Jaime Young conducted a workshop for Mountain View landlords and rental housing managers at the Mountain View Public Library. The fair housing laws were discussed as well as a landlord's rights and responsibilities. About 56 people were in attendance and about 110 fair housing brochures were distributed.

**FAIR HOUSING MONTH ACTIVITIES
TASK 1, GOAL 3.A
JANUARY 1, 2006 – JUNE 30, 2006**

- **Fair Housing Symposium.** On April 21, 2006, the entire Project Sentinel staff organized a Fair Housing Symposium entitled "Not In Our Neighborhood: Evicting Housing Discrimination from Our Communities" in honor of national Fair Housing month. The Symposium consisted of a morning of five workshops followed by a luncheon with keynote speaker Dr. Okianer Christian Dark, Associate Dean of Academic Affairs and Professor of Law at Howard University School of Law in Washington , D.C. The workshops covered topics like reasonable accommodations, Fair Housing litigation, accessible design and construction, predatory lending, and general Fair Housing laws. Over 150 people were in attendance, including property managers, city and county employees, service providers, advocates, and the general public. Over 300 brochures in English and Spanish were distributed. The Symposium served residents from all of Project Sentinel's service areas.

PRESS RELEASES AND PSAs
TASK 1, GOAL 3.B
JANUARY 1, 2006 – JUNE 30, 2006

- **Public Service Announcements.** Public services announcements were submitted in January and May to KABL, KMEL, KALX, KBAY, KBLX, KDFC, KFJC, KFRC, KISQ, KLLC, KPOO, KFOG, KSFO, KSJS, KUSF, KKUP, KZBR, KSCU, KKSF, KALW, KARA, KEZR, KCBS, KEST, KFOX, KGO, KITS, KOIT, KQED, KNBR, KSJO, KSJX, KZSU, KRTY, KIOI, and KSAN.
- **Rent Watch Articles.** Project Sentinel continues to submit Rent Watch to the San Francisco Chronicle, the Los Angeles Times, Disabled Dealer, the Filipino Guardian, the California Apartment Association Magazine, the Tri-County Apartment Association newsletter, the Apartment Management Magazine, the Milpitas Post, the Mountain View Voice, Pinnacle News, the Palo Alto Weekly, and the Marin and Sonoma Counties Fair Housing newsletters. These publications circulate throughout the counties of San Francisco, San Mateo, Santa Clara, and Alameda.

ADVERTISEMENTS
TASK 1, GOAL 3.C
JANUARY 1, 2006 – JUNE 30, 2006

- **Advertisements in local newspapers and magazines.** Project Sentinel placed one ad in each of the following newspapers during the third quarter: Sunnyvale Sun, Bay Area Parent, Palo Alto Weekly, Mountain View Voice, India Currents, City Flight, and El Observador.
- **Advertisements in local newspapers and magazines.** Project Sentinel placed one ad in each of the following newspapers during the fourth quarter: Sunnyvale Sun, Bay Area Parent, Palo Alto Weekly, Mountain View Voice, India Currents, City Flight, and El Observador.

TESTER TRAININGS
TASK 2, GOAL 5.A
JANUARY 1, 2006 – JUNE 30, 2006

At the end of the third quarter, Project Sentinel's tester database contained approximately 421 trained testers for use in testing throughout our service areas.

- **USF / Hastings Tester Training.** On February 3rd, 2006 Evan White trained 20 new testers at the Hastings Law School in San Francisco.
- **San Jose Training.** On March 7, 2006, Mary Prem trained 16 new testers at 111 North Market Street in San Jose.
- **San Mateo Tester Training.** On March 8, 2006, Evan White trained 9 new testers at the San Mateo City Hall located at 330 W. 20th Avenue in San Mateo.
- **Palo Alto Tester Training.** On March 9, 2006, Jaime Young trained 6 new testers in Project Sentinel's office in Palo Alto.

At the end of the third quarter, Project Sentinel's tester database contained approximately 442 trained testers for use in testing throughout our service areas.

- **Sales Tester Training.** On May 6, 2006, 2 staff members from the National Fair Housing Alliance came from Washington DC to train Project Sentinel's staff and 7 of Project Sentinel's testers in sales testing methodology. The training was held at Project Sentinel's office in Palo Alto.
- **Fremont Tester Training.** On May 31, 2006, Gloria Lando trained 9 new testers in Fremont.
- **San Jose Tester Training.** On June 6, 2006, Mary Prem trained 16 new testers in San Jose.
- **Palo Alto Tester Training.** On June 7, 2006, Jaime Young trained 7 new testers in Project Sentinel's office in Palo Alto.
- **San Mateo Tester Training.** On June 8, 2006, Evan White trained 4 new testers at San Mateo City Hall in San Mateo.

CONDUCT LAWYER REFERRAL MEETINGS
TASK 3, GOAL 2.B
JANUARY 1, 2006 – JUNE 30, 2006

- **Lawyer Referral Service.** On April 20, 2006, Gabe Zwettler attended a Lawyer Referral Service meeting held in Oakland to discuss and refer some of Project Sentinel's cases to fair housing attorneys.

REPRESENT THE TRI-CITIES IN MEETINGS
TASK 3, GOAL 3.C
JANUARY 1, 2006 – JUNE 30, 2006

- **South Bay Alliance Task Force.** On January 19, 2006, Mary Prem and Gabe Zwettler attended the Task Force meeting. The Task Force is comprised of South Bay housing rights attorneys, advocates, and activists, and 16 members were present.
- **Predatory Lending Task Force.** On February 15, 2006, Gabe Zwettler attended the task force meeting in San Francisco. There were 9 people in attendance, including attorneys, housing counselors, fair housing advocates, and government employees. The agenda concerned agency updates as well as strategies for launching a media campaign to raise awareness of predatory lending in the Bay Area.
- **Northern California Fair Housing Coalition.** On March 15, 2006, Jaime Young, Mary Prem, and Evan White attended the coalition meeting in Oakland. The agenda included case updates, discussion of recent issues, and a presentation and training on sales testing by representatives from the National Fair Housing Alliance. 23 people were present, including representatives from northern California fair housing agencies, fair housing attorneys, and employees of HUD. These agencies serve clientele from Alameda, Santa Clara, San Mateo, and San Francisco counties.
- **Predatory Lending Task Force.** On April 12, 2006, Gabe Zwettler attended the task force meeting in San Francisco. There were 9 people in attendance, including attorneys, housing counselors, fair housing advocates, and government employees. The agenda concerned agency updates as well as strategies for launching a media campaign to raise awareness of predatory lending in the Bay Area.
- **South Bay Alliance Task Force.** On April 13, 2006, Gabe Zwettler attended the Task Force meeting. The Task Force is comprised of South Bay housing rights attorneys, advocates, and activists, and 16 members were present. The main item on the agenda was the San Jose Consolidated Plan.

- **Northern California Fair Housing Coalition.** On June 15, 2006, Gabe Zwettler and Evan White attended the coalition meeting in San Francisco. The agenda included case updates, discussion of recent issues, and a presentation from the National Fair Housing Alliance. 15 people were present, including representatives from northern California fair housing agencies, fair housing attorneys, and employees of HUD. These agencies serve clientele from Alameda, Santa Clara, San Mateo, and San Francisco counties.

ADDITIONAL OUTREACH ACTIVITIES JANUARY 1, 2006 – JUNE 30, 2006

- **Craigslist.** On January 10, 2006, Evan White contacted Craigslist.org, the nation's largest internet classifieds website, with a list of concerns about the site and a list of suggestions for improving the site with regard to housing discrimination. Craigslist responded positively and set up a meeting with Project Sentinel staff to discuss the issues. Craigslist also made alterations to their site, including a link at the top of each housing posting which says: "Stating a discriminatory preference in a housing post is illegal - please flag discriminatory posts as 'prohibited'". The link connects you to a page that gives information on the fair housing laws and how to file a complaint (<http://www.craigslist.org/about/FHA.html>), and was created by Project Sentinel. Craigslist is a national website, affecting all the jurisdictions serviced by Project Sentinel.
- **Craigslist.** On January 19, 2006, Evan White created an online tool, accessible through Project Sentinel's website (www.housing.org/craigslist), which helps fair housing organizations find and investigate discriminatory advertisements on Craigslist.org. The website compiles advertisements on Craigslist from around the country that contain certain discriminatory phrases and displays them all in one place. It also keeps an archive of past discriminatory advertisements so that enforcement agencies can use the information contained within them. Evan shared this website with colleagues around the country that he met at Fair Housing School. Craigslist is a national website, affecting all the jurisdictions serviced by Project Sentinel.
- **KFOG Morning Show.** On February 15, 2006, Martin Eichner hosted a call-in show on KFOG regarding Fair Housing and Tenant-Landlord issues. KFOG broadcasts throughout the Bay Area. The program is in a question-and-answer format where listeners call in with questions which are answered on the air.
- **Fair Housing Laws and Litigation Conference.** On February 16 and 17, 2006, Gabe Zwettler and Evan White attended a conference in San Diego for fair housing advocates and attorneys. The two day conference consisted of speakers, workshops, and coalition building activities.

- **Craigslist.** On March 31, 2006, Craigslist.org, the nation's largest internet classifieds website, posted updated educational pages created by Evan White which give information on the fair housing laws and how to file a complaint (<http://www.craigslist.org/about/FHA.html>), as well as state-specific information on local laws (<http://www.craigslist.org/about/state.fair.housing.laws.html>). Craigslist is a national website, affecting all the jurisdictions serviced by Project Sentinel.
- **KFOG Morning Show.** On May 30, 2006, Martin Eichner and Gabe Zwettler hosted a call-in show on KFOG regarding Fair Housing and Tenant-Landlord issues. KFOG broadcasts throughout the Bay Area. The program is in a question-and-answer format where listeners call in with rent questions which are answered on the air.
- **HUD Policy Conference.** On June 27, 2006, Evan White participated in a panel on "Legal Issues Emerging from New Technologies" at HUD's annual Fair Housing Policy Conference in Anaheim. Issues regarding discriminatory advertising online were discussed and Mr. White gave a presentation on the feasibility of combating discriminatory ads online to an audience of approximately 90 people.